

REC \$ 15<sup>00</sup>  
 AUD \$ \_\_\_\_\_  
 R.M.F. \$ 1<sup>00</sup>

FILED NO. 000502  
 BOOK 2002 PAGE 502  
 2002 JAN 31 PM 2:58

COMPUTER   
 RECORDED   
 COMPARED

NICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Do not write/type above this line. For filing purposes only.

FORM 5014 (6-2001)

RETURN TO ✓ Farm Credit Services of America, P.O. Box 520  
 PREPARER: Perry, IA 50220-0520

Deanna Edwards  
 (515)465-5318

Farm Credit Services of America  
**REAL ESTATE MORTGAGE**

For the State of Iowa  
 Open-End To Secure Present and Future Obligations and Advances

**HOMESTEAD EXEMPTION WAIVER**

I understand that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this mortgage, I voluntarily give up my right to this protection for this property with respect to claims based on this mortgage.

Date

Date

Daniel K Ryner 1-31-02

Lori A Ryner 1-31-02

Date: January 31, 2002

**Mortgagor(s):**

Daniel K Ryner and Lori A Ryner, husband and wife

**Mailing Address:** 1776 North River Trail  
 Winterset IA 50273-8176

The above named Mortgagor(s) in consideration of the advance by Mortgagee of the principal sum specified below, the receipt of which is hereby acknowledged, and any future, additional or protective advances made at Mortgagee's option, hereby sell, convey, and mortgage to Farm Credit Services of America, FLCA, 206 S 19th Street, Omaha, NE 68102-1745, Mortgagee, its successors and assigns, from the date hereof until all obligations secured hereby are paid in full, the following-described real estate in Madison County(ies), Iowa, to wit:

See Attached Exhibit A

together with all Mortgagor's right, title, and interest in the property, now or hereafter acquired, including: all buildings, fixtures, crops, and improvements now on or hereafter placed upon the property; all appurtenances, water, irrigation, and drainage rights; all rents, issues, uses, income, profits, and rights to possession; all oil, gas, gravel, rock, or other minerals of whatever nature, including geothermal resources; all personal property that may integrally belong to or hereafter become an integral part of the real estate whether attached or detached, including any appurtenances and accoutrements of any structure or residence secured hereby; easements and other rights and interests now or at any time hereafter belonging to or in any way pertaining to the property, whether or not specifically described herein; all above and below ground irrigation equipment and accessories; and all leases, permits, licenses, or privileges, appurtenant or nonappurtenant to the property, now or hereafter issued, extended, or renewed by Mortgagor(s), any State, the United States, or any department, bureau, instrumentality, or agency thereof. The foregoing is collectively referred to in this document as the "property."

It is understood and agreed between Mortgagor(s) and Mortgagee that this mortgage is given to secure the repayment in full of the following described promissory note(s), and all future and additional loans or advances, protective or otherwise, which may be made by Mortgagee, at its option, at the request of, and to or for the account of Mortgagor(s), or any of them, for any purpose, plus interest thereon, all payable according to the terms of the note(s) or other instrument(s) modifying the same.

Date of Note	Principal Amount
01/31/2002	85,000.00
01/31/2002	173,349.00

**\*NOTICE:** This mortgage secures credit in the amount of \$ 258,349.00. Loans and advances up to this amount, together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens.

NOTHING CONTAINED HEREIN SHALL CONSTITUTE A COMMITMENT TO MAKE FURTHER OR ADDITIONAL ADVANCES IN ANY AMOUNT AT ANY TIME, WHETHER OR NOT THE TOTAL PRINCIPAL INDEBTEDNESS ABOVE HAS BEEN ADVANCED.

This mortgage will be due March 01, 2017.

Mortgagor(s) hereby warrants that Mortgagor(s) holds fee simple title to the above described property, that Mortgagor(s) has good and lawful authority to mortgage the same, that the property is free and clear of all liens and encumbrances, except encumbrances of record, and that Mortgagor(s) will warrant and defend the property at Mortgagor's expense against all claimants whomsoever. Mortgagor(s) also hereby waives and relinquishes all rights of dower, homestead, distributive share, and exemption in and to the above described property.

This mortgage secures more than one note. In the event of default under any note, all notes will be considered to be in default and the mortgage may be foreclosed in satisfaction of all notes.

**Mortgagor(s) and each of them further covenant and agree with Mortgagee as follows:**

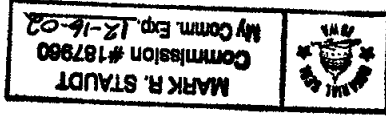
- To pay all liens, judgments, or other assessments against the property, and to pay when due all assessments, taxes, rents, fees, or charges upon the property or under any lease, permit, license, or privilege assigned to Mortgagee as additional security to this mortgage, including those in or on public domain.
- To insure and keep insured buildings and other improvements, including fixtures and attachments now on or hereafter placed on the property to the satisfaction of Mortgagee. Such insurance will be approved by and deposited with Mortgagee, and endorsed with a mortgage clause with loss payable to Mortgagee. Any sums so received by Mortgagee may be applied in payment of any indebtedness matured or unmatured secured

to me known to be the persons) named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

My commission expires \_\_\_\_\_

(Type name under signature)

Notary Public in and for said County and State



On this 31st day of January, 2002, before me, a Notary Public, personally appeared Daniel & Ryner

STATE OF Iowa )  
COUNTY OF Madison )  
ss )

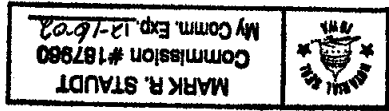
INDIVIDUAL BORROWER ACKNOWLEDGMENT

to me known to be the persons) named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

My commission expires \_\_\_\_\_

(Type name under signature)

Notary Public in and for said County and State



On this 31st day of January, 2002, before me, a Notary Public, personally appeared Lori A. Ryner

STATE OF Iowa )  
COUNTY OF Polk )  
ss )

INDIVIDUAL BORROWER ACKNOWLEDGMENT

to me known to be the persons) named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

My commission expires \_\_\_\_\_

(Type name under signature)

Notary Public in and for said County and State

to the provisions of Sections 628.26, 628.27, and 628.28 of the Code of Iowa.

13. Redemption Period. If the property described herein is less than ten acres in size and if Mortgagee waives in any foreclosure proceeding any right to a deficiency judgment against Mortgagee, then the period of redemption from judicial sale will be reduced to six months. If the court finds that the property has been abandoned by Mortgagee and if Mortgagee waives any right to a deficiency judgment against Mortgagee, then the period of redemption from judicial sale will be reduced to sixty days. In addition, if the property described herein is the residence of Mortgagee, then the period of foreclosure, but the court finds that after foreclosure the property has ceased to be the residence of Mortgagee, then the period of redemption will be reduced to thirty days from the date of a court order so stating. The provisions of this paragraph will be construed to confirm assignment of the mortgage lien on the property. Upon payment in full of the mortgage debt and the release of this mortgage of record, this construed to be a provision for the payment or reduction of the mortgage debt, subject to the Mortgagee's option as hereinafter provided, Mortgagee's rights to take and retain future sums, and without prejudice to any of its other rights under this mortgage. This assignment will be at its option, may turn over and deliver to Mortgagee(s) or their successors in interest, any or all of such sums without prejudice to any or any oil, gas, gravel, rock, or other mineral lease of any kind including geothermal resources now existing or that may hereafter come into existence, royalties, bonuses, and delay moneys or other proceeds that may from time to time become due and payable under any real estate lease or under 10. Assignment of Rents including Proceeds of Mineral Leases. Mortgagee(s) hereby assigns, transfers, and conveys to Mortgagee all rents, indebtedness immediately due and payable and may proceed in the enforcement of its rights as on any other default.

9. The integrity and responsibility of the Mortgagee(s) constitutes a part of the consideration for the obligations secured hereby. Should Mortgagee(s) sell, transfer, or convey the property described herein without prior written consent of Mortgagee, Mortgagee, at its option, may declare the entire indebtedness secured hereby by law and as the court may direct.

8. Upon default, Mortgagee will at once become entitled to exclusive possession, use, and enjoyment of the property and to all rents, issues, crops, profits, and income thereon, from the time of such default and during the pendency of foreclosure proceedings and the period of redemption, the delivery of which may be enforced by Mortgagee by any appropriate suit, action, or proceeding. Mortgagee will be entitled to a Receiver for the property and all rents, issues, crops, profits, and income thereon, pay all taxes, rents, fees, charges, and assessments, pay insurance premiums necessary to keep the property insured, pay the expense of the receiver and attorney fees incurred by the Receiver, and apply the net proceeds to the payment of the keep the same in good repair and condition, pay all taxes, rents, fees, charges, and expenses. Such Receiver may be appointed by any court of competent jurisdiction upon the mortgage debt and the foreclosure costs, fees, and expenses. The Receiver will apply all rents, issues, crops, profits, and income of the property to ex parte application, notice being hereby expressly waived.

7. In the event of default in the payment when due of any sums secured hereby (principal, interest, advancement, secured by this mortgage, or failure to perform or observe any covenants and conditions contained herein, in the note(s), loan agreement(s), or other instrument(s), or any proceeding is brought under any Bankruptcy laws, Mortgagee, at its option, may declare the entire indebtedness secured hereby to be immediately due and payable and the whole will bear interest at the default rate as provided in the note(s) and Mortgagee may immediately foreclose this mortgage or pursue any other remedy at law or equity, including foreclosure by advertisement with a power of sale in Mortgagee to the extent provided by applicable law. Delay by Mortgagee in exercising its rights upon default will not be construed as a waiver of any future default. If the proceeds under such sale or foreclosure are insufficient to pay the total indebtedness secured hereby, Mortgagee(s) does hereby agree to be personally bound to pay the unpaid balance, and Mortgagee will be entitled to a deficiency judgment.

6. Any awards made to Mortgagee(s) or their successors by the exercise of eminent domain are hereby assigned to Mortgagee; and Mortgagee is hereby authorized to collect and apply the same in payment of any indebtedness, matured, unsecured, or secured by this mortgage.

5. In the event Mortgagee is a party to any litigation affecting the property or the lien of this mortgage, including any action by Mortgagee to enforce this mortgage or any suit in which Mortgagee is named a defendant (including condemnation and bankruptcy proceedings) Mortgagee may incur expenses and advance payments for abstract fees, attorneys fees (to the extent allowed by law), costs, expenses, appraisals fees, and other charges and any amount so advanced will become part of the principal indebtedness secured hereby, be immediately due and payable and bear interest at the default rate provided in the note(s) from the date of advance until paid.

4. In the event Mortgagee(s) fails to pay any liens, judgments, assessments, taxes, rents, fees, or charges or maintain any insurance on the property, buildings, fixtures, attachments, or improvements as provided herein or in the loan agreement(s), Mortgagee, at its option, may make such payments or provide insurance, maintenance, or repairs and any amount paid thereon will become part of the principal indebtedness secured hereby, be immediately due and payable and bear interest at the default rate provided in the note(s) from the date of payment until paid. The advancement by Mortgagee of any such amounts will in no manner limit the right of Mortgagee to declare Mortgagee(s) in default or exercise any of Mortgagee's other rights and remedies.

3. To keep all buildings, fixtures, attachments, and other improvements now on or hereafter placed on the property occupied and in good repair, maintenance, and condition and to neither commit nor permit any acts authorized herein or in the loan agreement(s). Mortgagee may enter upon the property to inspect the same or to perform any acts authorized herein or in the loan agreement(s).

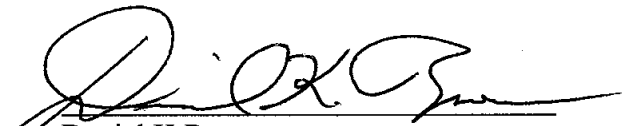
2. To keep all buildings, fixtures, attachments, and other improvements now on or hereafter placed on the property occupied and in good repair, maintenance, and condition and to neither commit nor permit any acts authorized herein or in the loan agreement(s). Mortgagee may enter upon the property to inspect the same or to perform any acts authorized herein or in the loan agreement(s).

1. We further agree that Lender is not and will not be liable for any failure by me/us or by I/We will obtain and keep flood insurance in force to cover losses by flood as required by Lender and by the National Flood Insurance Act of 1968, at a minimum, cover losses caused by fire, lightning, explosion, riot, aircraft, vehicles, vandalism, civil commotion, smoke, windstorm, and hail, an amount at least equal to the lesser of the loan balance, the actual cash value of the collateral, or the replacement cost of the property, and will as amended, and by regulations implementing the same. I/We further agree that Lender is not and will not be liable for any failure by me/us or by

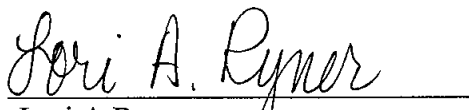
EXHIBIT A  
REAL ESTATE MORTGAGE  
Dated January 31, 2002

NW1/4 NE1/4 except Lot 3; and except Auditor's Parcel "E" located in the NW1/4 NE1/4 Section 7, Twp 76 North, Range 27 West of the 5<sup>th</sup> PM, Madison County, Iowa, as shown by the Plat of Survey recorded in the Madison County, Iowa, Recorder's Office on February 6, 2001, in Book 2001, Page 420;

SW1/4 NE1/4 except Lot 4; S1/2 SE1/4 NW1/4; NE1/4 SW1/4; Fractional E1/2 NW1/4 SW1/4, except the East 22 and 3/8 acres of the NW1/4 SW1/4; N1/2 SE1/4 SW1/4; NE1/4 SE1/4; NW1/4 SE1/4; SW1/4 SE1/4; N1/2 SE1/4 SE1/4 all in Section 7, Twp 76 North, Range 27 West of the 5<sup>th</sup> PM  
West 34 acres of the N1/2 NE1/4; West 20 acres of the S1/2 NE1/4 Section 18, Twp 76 North, Range 27 West of the 5<sup>th</sup> PM



Daniel K Ryner



Lori A Ryner

